

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

March 3, 2003

RESPONSIBLE STAFF:

Kirk Eby, GIS Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	2/14/2003
	2/19/2003
	2/21/2003
Hearing Held	3/3/2003
Record Held Open	3/12/2003
Policy Discussion	3/17/2003

TITLE: CSP-03-001

Public hearing on CSP-03-001, concept plan for reuse of a property located at 611 South Frederick Avenue, also known as Macroland. The property is located in the CD (corridor development) Zone

SUPPORTING BACKGROUND:

The property was originally approved for a warehouse use on February 17, 1993 by the Planning Commission's approval of site plan S-935. The approval included 6,500 sq. ft. of office on the upper floor and 5,500 sq. ft. of storage on the lower floor. The parking requirements were 23 spaces for the office portion and no spaces for the storage area in the basement.

An adjacent piece of land, known as the Royer Estate, was purchased by the owner of 611 South Frederick Avenue (Macroland), Mr. Rashidian, and annexed into the City on August 16, 1999 as X-176. The annexation agreement included a small portion of land adjacent to the Macroland property to be zoned commercial (C-B), to allow for expansion of the existing parking lot. The remainder of the Royer Estate was zoned R-90 upon annexation.

The concept proposes to change the use of the upper floor of the building from office to retail and office and change the lower floor of the building from storage to warehouse. Due to the proposed change of use, the parking requirements have increased. The proposal will require a total of 33 parking spaces, as outlined by the shared-parking requirements of Section 24-219(c) of the City Code. There are currently 23 parking spaces on-site and there will be a total of 30 parking spaces after the parking lot is expanded into the area permitted by annexation. The applicant is asking for a waiver of three (3) parking spaces in conjunction with the change of use.

Staff recommends the Mayor and Council close the record as of March 12, 2003 and schedule a policy discussion on March 17, 2003.

Attached:

Exhibit 1: Concept Site Plan Application
Exhibit 2: Legal Advertisements
Exhibit 3: Annexation Agreement
Exhibit 4: Site Plan

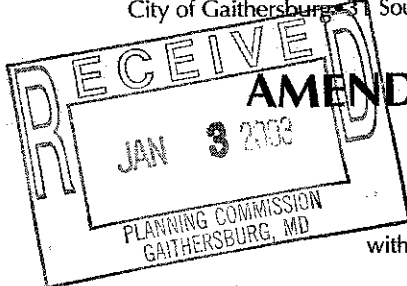
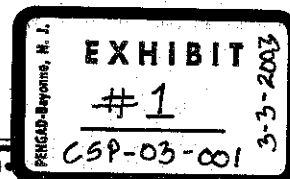
DESIRED OUTCOME:

Close the record as of March 12, 2003. Hold a policy discussion on March 17, 2003.

P&CA

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330



AMENDMENT TO FINAL PLAN APPLICATION

In accordance
with Section 24, Article V of the City Code

\$ 610.00
pd 385.00
\$225 due

Application #	APR 03-001
Date Filed	1-2-03
Total Fee	\$ 385.00

1. SUBJECT PROPERTY

Project Name MACROLAND
Street Address 611 S. FREDERICK AVE, GAITHERSBURG MD 20877
Zone _____ Historic area designation ☐ Yes ☐ No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name SHAHIN BATMANGLICH
Street Address 13 MARTIN'S LANE Suite No. _____
City ROCKVILLE State MD Zip Code 20850
Daytime Telephone 301 762 1787

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name SHAHIN BATMANGLICH
Architect's Maryland Registration Number 9765 Telephone 301 404 6004 301 762 1787
Street Address 13 MARTIN'S LANE Suite Number _____
City ROCKVILLE State MD Zip Code 20850

Engineer's Name _____
Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name PARVIZ RASHTODIAN
Street Address 611 S FREDERICK AVE Suite No. _____
City GAITHERSBURG State MD Zip Code 20877
Daytime Telephone 301 721 1400

5. CITY PROJECT NUMBER

Original Site Plan Number S-935 (A) Date Approved _____
Name of previously approved Final Plan _____

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

SITE PLAN AMENDMENT FOR THE PURPOSE OF
USING PORTION OF THE BUILDING FOR RETAIL USE.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number

Resident estimate: Total number

Total number per shift

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		24,038 SF	24,038 SF
2. Site Area (acres)		0.5518	0.5518
3. Total Number of Dwelling Units/Lots		ONE	ONE
4. Height of Tallest Building			20'
5. Green Area (square feet)			5930
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			27%
8. Green Area (Percent)		20%	24.7%
9. Residential		NA	NA
a. Single Family Detached	# Units	}	}
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.	NONE	3437 REQUESTED
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	NA	NA
12. Office/Professional	Sq. Ft.		2500
13. Warehouse/Storage	Sq. Ft.		3482
14. Parking	PLEASE SEE TABULATION ON PLAN		
15. Shared Parking/Waiver		30	23
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

SHAHIN BATMANGUCH

Applicant's Signature

Date

12/30/02

Daytime Telephone

(301) 762-1787



CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Mayor and Council will conduct a public hearing at the time and place noted below.

Meeting: PUBLIC HEARING
Application Type: AMENDMENT TO FINAL PLAN
File Number: AFP-01-003
Location: 611 SOUTH FREDERICK AVENUE
Applicant: TANZ ARCHITECTS
Development: MACROLAND – CHANGE OF USE FOR TOP FLOOR
Day/ Date/Time: MONDAY, MARCH 3, 2003
Place: COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

IMPORTANT

This is a proposal to amend a plan previously approved for warehouse to permit retail and office uses on the upper floor. The lower floor will remain warehouse. This is the first public hearing in a series of public opportunities to participate. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Mayor and City Council meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.ci.gaithersburg.md.us>.

CITY OF GAITHERSBURG

By:

J. Kirk Eby, GIS Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

THE Journal NEWSPAPERS

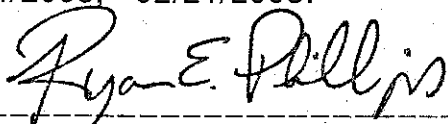
PROOF OF PUBLICATION

I, Ryan E. Phillips Publisher of the
Montgomery Journal a newspaper in the
County/City of Montgomery published in
the English language, and having a bona
fide list of paid subscribers located in the
aforementioned County/City, and entered
as second class matter under the Postal
Laws and Regulations of the United
States of America for 52 successive
weeks or more prior to the issue of
02/14/03, certify that the notice of
FINAL SITE PLAN

for

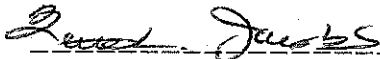
CITY OF GAITHERSBURG

attached hereto has been published on
02/14/2003, 02/21/2003.



Ryan E. Phillips

Sworn to and subscribed before me this
21st day of February, 2003.



My commission expires

My Commission Expires March 31, 2003

Ad number: 16507931
End date : 02/21/2003
02/14/2003, 02/21/2003
CITY OF GAITHERSBURG
KIRKEBY

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg, Maryland, will conduct a public hearing on Amendment to Final Site Plan application APP-03-001, filed by Tanz Architects, on

**MONDAY
MARCH 3, 2003
AT 7:30 P.M.**

or as soon thereafter as it may be heard in the Council Chambers at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland.

The applicant requests approval of an Amendment to Final Site Plan (APP) located at 611 South Frederick Avenue, in Gaithersburg, Maryland. The applicant requests to change the use of the upper floor to allow for commercial/retail sales and/or general office use. The subject property is located on the eastern side of S. Frederick Avenue (MD Route 355) between Central Avenue and North Westland Drive in the Corridor Development (CD) Zone.

Further information may be obtained from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m. Monday through Friday.

J. Kirk Eby, CIS Planner
Planning and Code Administration
February 14 & 21, 2003 MJ6507931hc

GAZETTE NEWSPAPERS


9030 Comprint Court, Gaithersburg, MD 20877. 301-670-2544

This is to certify that the annexed advertisement of:

The Notice of Public Hearing - AFP-03-001, 3/3/2003

was published in the Gaithersburg Gazette Newspapers, a weekly newspaper published in Montgomery County, Maryland. The ad appeared once a week for (1) week(s) before the 20th of February, 2003.

Gaithersburg Publishing Company


Copy of ad attached

STACEY CAMPAGNA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 12, 2004

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg, Maryland, will conduct a public hearing on Amendment to Final Site Plan application AFP-03-001, filed by Tanz Architects, on

**MONDAY
MARCH 3, 2003
AT 7:30 P.M.**

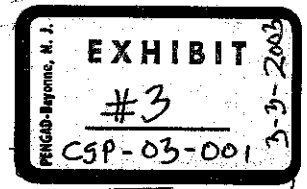
or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests approval of an Amendment to Final Site Plan (AFP), located at 611 South Frederick Avenue, in Gaithersburg, Maryland. The applicant requests to change the use of the upper floor to allow for commercial/retail sales and/or general office use. The subject property is located on the eastern side of S. Frederick Avenue (MD Route 355) between Central Avenue and North Westland Drive in the Corridor Development (CD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

J. Kirk Eby, GIS Planner
Planning and Code Administration

1t 2/19/03 (G)



PARCEL ID No. 9-

ANNEXATION AGREEMENT
(X-176)

THIS ANNEXATION AGREEMENT, hereinafter referred to as "Agreement", made this 30th day of August, 1999, by and between PARVIZ RASHIDIAN, hereinafter referred to as "Rashidian" (or "Owner") and CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND, a municipal corporation of the State of Maryland, hereinafter referred to as "Gaithersburg".

WITNESSETH:

WHEREAS, Rashidian owns approximately 4.6 acres of land comprised of a parcel containing approximately 4.5 acres and a parcel of land containing approximately .099 acres of land located adjacent to the Macroland property as more particularly described in the legal descriptions attached hereto and incorporated herein respectively as Exhibit A-1 and A-2, hereinafter referred to as the "Property", and

WHEREAS, the Subject Property is contiguous to and adjoins the existing corporate boundaries of Gaithersburg; and

WHEREAS, Rashidian represents at least at Twenty-Five (25) percent of the persons who reside in the area to be annexed, who are registered voters in the County elections in the precinct or precincts in which the territory to be annexed is located, and is the owner of Twenty Five (25) percent of the assessed valuation of real property located in the area to be annexed; and

WHEREAS, pursuant to the provision of Section 19(c) of Article 23A of the Annotated Code of Maryland, a Resolution has been introduced to annex the Subject

Remember to show all pages.

FILED
MOLLY Q. RUHL
CLERKS OFFICE
MONTGOMERY CO. MD

99 SEP 27 A 10:32

IMP FD SURF \$ 0.00
RECORDING FEE 0.00
TOTAL 0.00
Res: MD28 Rpt: 499999
Sep 27, 1999 10:31

Property; and

WHEREAS, public notices of the introduction of the Resolution to annex the Rashidian Property, have been published not fewer than four (4) times at not less than weekly intervals in a newspaper of general circulation in the City of Gaithersburg, in the area to be annexed, said notices specifying that public hearing would be held by the Mayor and Council on said Resolution at Gaithersburg City Hall, on January 5, 1998, at 7:30 p.m; and

WHEREAS, pursuant to the aforesaid notices, the Mayor and Council of Gaithersburg conducted a public hearing on said Resolution at the time and place provided for in said advertisement which hearing was not held less than fifteen (15) days after the fourth publication of the public notice referred above; and

WHEREAS, at the conclusion of the public hearing the Mayor and Council left the record open indefinitely, to permit interested parties additional time to provide additional comments or information relative to the aforesaid Petitions for Annexation; and

WHEREAS, the annexation of the Subject Property will promote Gaithersburg's goal of annexation within Gaithersburg's maximum expansion limits, establish more concise and reasonable boundaries for the Gaithersburg corporate limits, and encourage efficient and effective delivery of public services and placement of public facilities; and

WHEREAS, Gaithersburg intends to annex the Rashidian Property, subject to the terms and conditions of this Annexation Agreement as requested by owner, and

WHEREAS, in an Ordinance to accompany its Annexation Resolution, Gaithersburg intends to rezone the Property, subject to certain development provisions

contained in this Annexation Agreement; and

WHEREAS, the property is currently zoned R-200 in Montgomery County and the designation requested for the 4.50 acre parcel is the City's R-90 (Medium Density Residential Zoning), and the designation requested for the .099 acre parcel is CB (Commercial Buffer Zoning). The purpose and effect of this annexation is to allow Macroland to use the CB zoned portion of the land only to facilitate ingress and egress of delivery trucks at the rear of the building, while maintaining a residential use on the 4.50 acre balance of the property.

WHEREAS, all parties desire to execute this Annexation Agreement to establish the conditions under which the Property, shall be annexed, rezoned and developed.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties covenant and agree as follows:

1. All recitals contained herein above shall become part of this Agreement and be binding upon the parties.
2. Upon annexation of the Property, into Gaithersburg, Rashidian shall be permitted to extend the existing parking area on its eastern quadrant, to the extent depicted on Exhibit B-1 (the C-B Concept Plan) and shall be subject to all applicable City code & zoning requirements. This area shall be zoned CB and only be used for parking access to the adjacent commercial building and shall be constructed, buffered and screened substantially in accord and with Exhibit B-1.

3. The R-90 zoned portion of the property is required to meet all of the requirements of the City's Environmental Standards including the 100' wide stream buffer. There shall be no encroachment into the buffer by any paving or grading of any kind. The remaining areas of the property shall be zoned R-90; provided however, the owner agrees that the Mayor and City Council shall review and approve any site plan proposed for the R-90 zoned portion prior to review by the City Planning Commission. The R-90 and C-B zoned portions of the property shall be subject to final site plan approval by the City Planning Commission.
4. The benefits and obligations provided by this Agreement shall not only apply to the existing buildings, but shall also apply to any new construction, as well as any reconstruction or renovation which becomes necessary as a result of damage or demolition resulting from fire, explosion, natural disaster or other catastrophe.

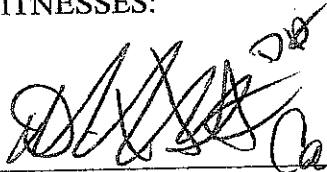
Notwithstanding the foregoing any modifications, new construction, reconstruction or renovation of the existing building must be in compliance with the applicable building, fire, and other applicable governmental requirements and codes in effect of the time of any modifications, new construction reconstruction or renovation and must utilize the same building footprint as the previously existing structure.
5. All parking to be developed in conjunction with re-use proposals must be screened and buffered from the view of adjacent residential properties. A detailed screening and buffering plan shall be submitted at the time of site

plan review to reduce visual impacts.

6. The terms, conditions and provisions of this Annexation Agreement shall be deemed as covenants, running with the Property, and shall be binding upon and shall inure to the benefit and burdens of the parties hereto and their respective heirs, successors and assigns.
7. The parties hereto agree to execute any and all such documents and/or to take such actions necessary to carry out the terms and conditions of this Annexation Agreement.
8. This Annexation Agreement may be amended only in writing in an instrument signed by the parties or their successors and assigns.
9. The parties agree that this Annexation shall be recorded among the Land Records of Montgomery County, Maryland, with the recording costs, if any, to be paid for by the Owners.
10. This Agreement, and undertakings set forth herein, shall be assignable, in whole or in part by the Owners without the consent of the City of Gaithersburg, to any subsequent purchase or all or part of the Owner's property.
11. The parties covenant that they each have full right, power and authority to enter into, carry out, perform and execute this Annexation Agreement.

IN WITNESS WHEREFOR, the parties have executed and sealed this
Annexation Agreement as of the date first written above.

WITNESSES:


Carol A. Capper
City of Gaithersburg


Parviz Rashidian

THE CITY OF GAITHERSBURG,
a municipal corporation

BY: 
David B. Humpton, City Manager

BY: 
Parviz Rashidian

STATE OF MARYLAND

*

* to wit:

*

COUNTY OF MONTGOMERY

I HEREBY CERTIFY, that on this 26 day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared PARVIZ RAHSIDIAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Annexation Agreement, and acknowledge that said individual executed the same or the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Robert L. Koven

Notary Public

My Commission Expires: 7/1/2000

[NOTARY SEAL]

STATE OF MARYLAND

*

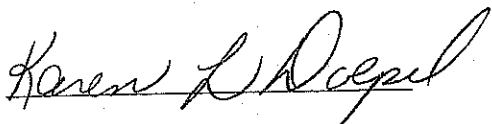
* to wit:

*

COUNTY OF MONTGOMERY

I HEREBY CERTIFY, that on this 31 day of August, 1999, before me, a Notary Public in and for the State and County aforesaid, personally appeared David B. Homplis for the City of Gaithersburg a municipal corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Annexation Agreement, and acknowledge that said individual executed the same or the purpose therein contained.

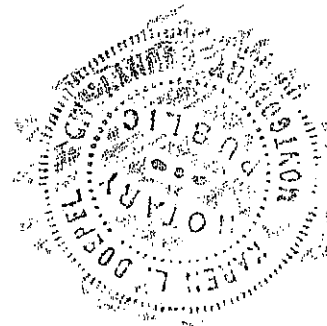
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 12-1-99

[NOTARY SEAL]





SNIDER & ASSOC. P.C.

**SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS**

(301) 948-5100
FAX (301) 948-1286

LF 17523.067

0017571 188

96-2794

**PART OF THE PROPERTY OF
PARVIZ RASHIDIAN
Part of Liber 14365 Folio 378
Gaithersburg Election District No. 9
Montgomery County, Maryland**

All that piece or parcel of land situate, lying and being in the Gaithersburg Election District No. 9 Montgomery County Maryland, being part of the property conveyed to Parviz Rashidian by Ardean L. Owings and Thomas Owings Jr., by deed dated August 27, 1996 and recorded in the Land Records of Montgomery, County Maryland in Liber 14365 at Folio 378, as described in Liber 510 at Folio 252 and being more particularly described as follows:

Beginning for the same at a Rebar and Cap set at the most Northeasterly corner of said property, said pipe being on the Southeasterly side of Central Avenue and North 33° 40' 52" West 10.26 feet from the most Northwesterly corner of Lot 35 as shown on a Plat of Subdivision called Oakmont Manor as recorded in Plat Book 109 as Plat 12649 in the Land Records of Montgomery County, Maryland; thence running with the common division line between said plat and deed per a 1996 survey by Snider & Associates

1. South 33°40' 52" East, 650.59 feet to a Rebar and Cap set; thence
2. South 53°21' 07" West, 293.41 feet to a Rebar and Cap set; thence
3. North 32° 59' 28" West, 188.77 feet to a Rebar and Cap set; thence
4. North 33°52' 56" West, 145.12 feet to a point; thence
5. South 51°09' 44" West, 30.10 feet to a point; thence
6. North 33°52' 56" West, 299.94 feet to an Iron Pipe found on the Southwesterly side of said Central Avenue; thence
7. North 50°10' 38" East, 324.14 feet along said Central Avenue to the Point of Beginning and containing a computed area of 196,362.30 square feet or 4.5079 acres of land.

Subject, however, to any and all easements, rights of way, covenants, and encumbrances of record.

EXHIBIT A-1

**SNIDER & ASSOCIATES**

SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

(301) 948-5100
FAX (301) 948-1286

0017571 89

DESCRIPTION
PART OF THE PROPERTY OF
PARVIZ RASHIDIAN
Part of Liber 14365 Folio 378
Gaithersburg Election District No. 9
Montgomery County, Maryland

All that piece or parcel of land situate, lying and being in the Gaithersburg Election District No. 9 Montgomery County Maryland, being part of the property conveyed to Parviz Rashidian by Ardean L. Owings and Thomas Owings Jr., by deed dated August 27, 1996 and recorded in the Land Records of Montgomery, County Maryland in Liber 14365 at Folio 378, as described in Liber 510 at Folio 252 and being more particularly described as follows:

Beginning for the same at an Iron Pipe and Cap set at the beginning of the North 28° 35' 00" West 443.40 foot line of said deed said point also being at the end of the South 34° 01' 35" East 143.44 foot line of Lot 1 as shown on a Plat of Subdivision called Rashidian Estates as recorded in Plat Book 172 as Plat 19341 in the Land Records of Montgomery County, Maryland; thence running with the common division line between said plat and deed per a 1996 survey by Snider & Associates

1. North 33° 52' 56" West, 143.43 feet to a point; thence leaving said lines to crossover and include a portion of said deed
2. North 51° 09' 44" East, 30.10 feet to a point; thence
3. South 33° 52' 56" East, 145.12 feet to an Iron pipe and cap set at the beginning of the South 58° 58' 00" West 30.00 foot line of said deed; thence running with said line as now surveyed
4. South 54° 22' 18" West, 30.00 feet to the Point of Beginning and containing a computed area of 4,326.31 square feet or 0.0993 acre of land.

Subject, however, to any and all easements, rights of way, covenants, and encumbrances of record.

EXHIBIT A-2

00 7571 190

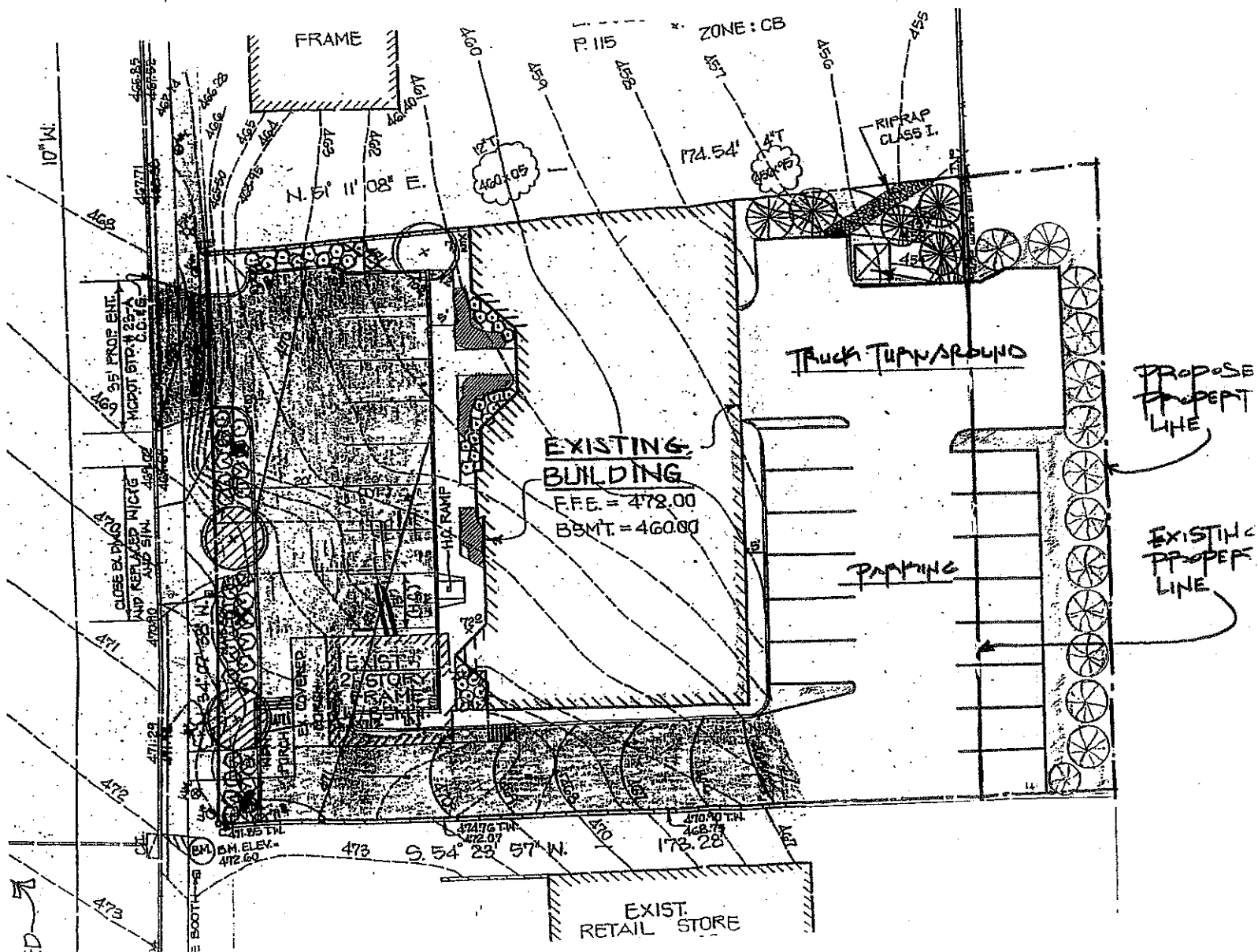
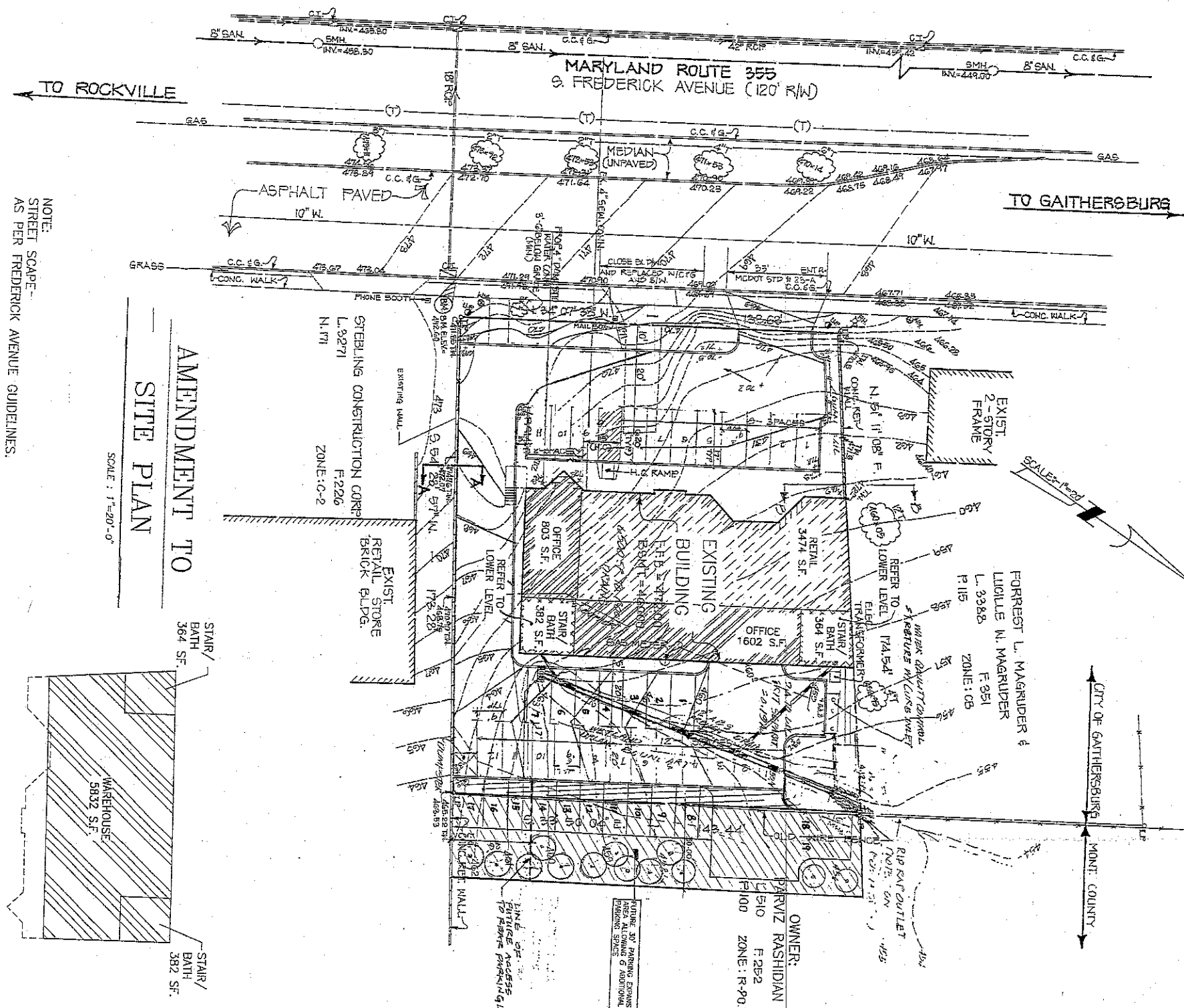





























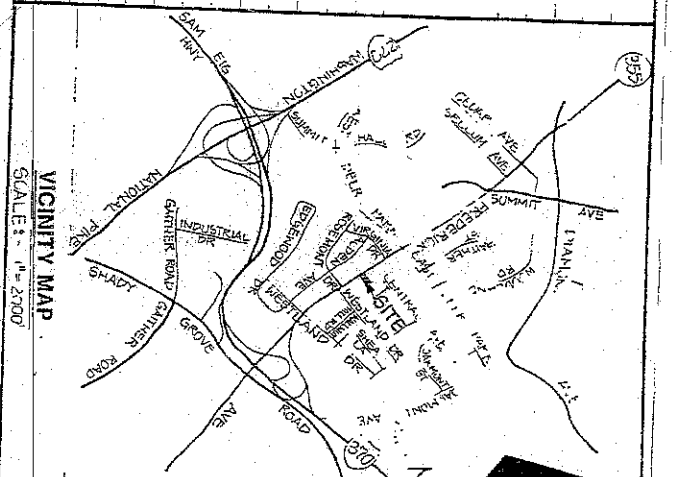


EXHIBIT B-1



LEGEND	
EMGT	DESCRIPTION
	BUILDING
	OUT UP
	TRAFFIC ALTERNATE
	IRRE
	STATIONARY TO STATION
	ALTERNATE
	WATER
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
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	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY
	STATIONARY



	100K	Weekday		Weekend		Midnight	
		Day 6 am-3 pm	Evening 3 pm-Midnight	Day 6 am-3 pm	Evening 3 pm-Midnight		
UPPER LEVEL	Office 3029 S.F. 1597/200 SF.	10	100K	10K	10K	3K	0
	Reol 3474 S.F. 1037/189 SF.	20	80K	80K	100K	70K	0
			12	18	20	14	0
LOWER LEVEL	Warehouses 5352 S.F. 1577/200 SF.	11	100K	10K	10K	3K	0
				1	1	1	
TOTAL	41	33	80	22	18	0	

1. Boundary and Topo are prepared by others.
2. Elevations are based on M.S.C Bench Mark #4007 located at corner of Head Hall in front of St. Martin's Church at N.W. Corner of S. President St. (file #155) and Summit Ave. with elevation = 520'.00.
3. Benchmark Point at N.E. Corner of such lot, located at S.W. Corner of Property (Elev. 472.01').
- SITE SUMMARY
1. Konoti, CD
2. Proposed Land Use - Offices and Retail
3. Site Area: 44,036 sq
4. Building Areas:
- | | |
|--------------------|----------|
| 1st Floor | 5,500 sq |
| Basement (Storage) | 5,500 sq |
5. Green Space:
- | | |
|------------------|----------|
| Required (20%) | |
| Provided (14.7%) | 8,120 sq |
6. Parking space:
- | | |
|----------------------|-------------|
| Required - | |
| Required (9' x 20') | = 22 spaces |
| Handicap (16' x 20') | = 2 |
| TOTAL | = 24 Spaces |
7. Building Height: 20 Feet
8. Proposed Storage Warehouse - Public Water & Sewer
- NOTES :
1. THE PROPERTY DELINEATED HEREIN IS LOCATED ON TAX MAP.....
2. AREA REGULATIONS
- | | |
|-----------------|------------------|
| TOTAL SITE AREA | = 24,036 SQ. FT. |
|-----------------|------------------|
3. EXISTING USE : B. FLOOR - OFFICE
 BASEMENT - STORAGE
- | | |
|--------------------|-----------------|
| B. FLOOR - OFFICE | - 8,500 SQ. FT. |
| BASEMENT - STORAGE | - 8,500 SQ. FT. |
- PROPOSED USE : 1A. FLOOR - OFFICE - 5,500 SQ. FT.
 BASEMENT - STORAGE - 5,500 SQ. FT.
- DEVELOPER - WAREHOUSE - 8,400 SQ. FT.
4. THE EXISTING BUILDING WAS CONSTRUCTED IN 1934 AND WILL BE REHABED.
1. MAXIMUM BUILDING HEIGHT 20 FEET
7. THERE IS NO REQUIREMENT FOR TRASH/REFUSE SCREENING FOR THIS USE.
8. PARKING REQUIREMENTS :
- | | |
|-----------------|----------------|
| 22 SPACES | HANDICAP SPACE |
| 24 TOTAL SPACES | |
- 1A. FLOOR OFFICE
- | | |
|---|-----------|
| REQUIRED PARKING | 10 SPACES |
| FLOOR OFFICE | 10 SPACES |
| BASEMENT | 10 SPACES |
| RATIO : 50/200 SF. X 2000 SQ. FT. = 10 SPACES | |
| RATIO : 50/200 SF. X 2000 SQ. FT. = 20 SPACES | |
- WAREHOUSE 1.50/200 SF. X 2000 SQ. FT. = 15 SPACES
- TOTAL PARKING REQUIRED = 13 SPACES
- NOTE : NO CHANGES TO PARKING IS PROPOSED.
11. GROSS FLOOR AREA : 12,000 SQUARE FEET
12. IMPROVEMENTS DELAYED HEREON ARE TAKEN FROM AVAILABLE RESOURCES
13. ALL OTHERS ARE BASED ON AN AS-BUILT.
14. QUALITY OF WORKMANSHIP SHALL BE MONITORED BY THE CITY ENGINEER.
15. THERE ARE NO VISIBLE GUESTBOOKS OR SIGNAGE SHOWN LOCATED ON THIS PROPERTY.
17. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS INDICATED AS PROPOSED

#	REVISION	DATE
		12/1/82
		12/1/83
		2/20/84

SCALE:

MICROLAND HEADQUARTER
611 S. FREDERICK AVENUE
GAITHERSBURG
MONTGOMERY COUNTY MARYLAND

OWNER:
PARVIZ RASHIDIAN
611 S. FREDERICK AVENUE
GAITHERSBURG, MD 20877

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